

# TREGARON RIDGE HOA NEWSLETTER

By Headley  
Management  
Group

Issue 008

4th Quarter 2025



## Happy Holidays!

Wishing you and yours a wonderful holiday season! It has been a cold start to December and looks to be even colder over the next couple months.

Stay warm and safe out there. We will continue to clear all snow storms 2 inches and up as soon as possible.

## 2025 Maintenance Update

The HOA has had a busy year with repairs in 2025. We have had exterior repairs to building 7, the pool house, and building 1. We have had a few emergency repairs to support posts that needed replaced and decks that could not wait till their building rotation cycle.

The HOA has also spent a large part of the budget on concrete repairs around the HOA. We have replaced many sections of sidewalk that were dangerous along with some curbs. We have repaired large sections of driveway crack concrete issues and best of all made much needed repairs to the street.

The board will continue to monitor emergency repairs and prepare for future repairs in 2026.



## 2025 Board Members

Chuck Hutchison- President

Eugene Stauffer- Secretary

Marla Alberts- Board Member

Daniel Jenson- Board Member

Shirley Mondero- Board Member

## HOA Website & More!

Please visit [www.tregaronridgehoa.com](http://www.tregaronridgehoa.com) for all current information. You can view and download all current HOA documents. Current newsletters, By Laws, Covenants, Policies, Insurance documents, and much more. Please view the Events tab for current updates on maintenance, pool updates, and community events scheduled. If anyone would like to have an event listed please contact Chuck at Headley Management Group by email [chuckh@revelne.com](mailto:chuckh@revelne.com). Also please join our Facebook group to keep in touch and meet your neighbors!



2024 Annual HOA Meeting  
The 2024 Annual Homeowners Association Meeting will be held 7:00 PM on Saturday, February 3, 2024 at Headley Realty office located at 2075 Capenard Rd, Suite F, Bellevue, NE 68122. Two board positions are up for election at this meeting. Nominations may be sent to [chuckh@revelne.com](mailto:chuckh@revelne.com) by January 15, 2024. A copy of the Bylaws and the Nominations will be provided in Sections 3.05 & 3.07 of the Bylaws for a description of duties and powers of the Board of Directors. Other pertinent documents will be provided as well as discussion about plans for the coming year. You are encouraged to attend.

## Current HOA Contracts

Your HOA currently has 5 on going contracts with vendors. Headley Management Group is under a month to month contract as your management company. This contract was executed March 10th, 2021 price will remain the same as 2025 for the upcoming 2026 year at \$1947 a month due to a price based per unit. 59 units at \$33 a month per unit. Headley Management Group is responsible for accounting services, website services, exterior maintenance to commons, buildings, pool, and much more.

We have an open contract with Auto 1 Towing for all towing services.

Mitch Arey is under 5 separate contracts yearly. Contracts are for de-winterize and winterize of pool house, Pool house cleaning & maintenance yearly, sprinkler maintenance, shared commons with Mansions lawn care, and maintenance, and yard care contract for the HOA.

Ground Effects is under a 3 year contract for snow removal services. This started January 1st, 2025 and ends Dec 31st, 2027.

Best Pool is a yearly contract starts with pool opening in May and ends with pool closing in September. This includes opening of pool, maintenance of all related pool systems and daily pool testing twice a day. Pool opening is \$650, daily checks are \$95 per day, and pool closing is \$425. This does not include chemicals, materials and additional labor for any repairs needed.

## Concrete Repairs

Thank you all for your patience on the multiple concrete repairs to the sidewalks, streets, and driveways. The board knows there is a lot more concrete repairs that need completed and we are working on each of them.

The board decided on a budget that could be used specifically for concrete this year and we used all that budget to complete the work that was done this year. The board will continue to work on concrete in 2026 as well and address known and unknown new issues.

We are sorry if we did not complete all the issues with driveways or entry concrete that needs replaced. Concrete is a priority for this HOA and will continue to be.

## Water Well proposal

The board has not forgotten or stopped working on the proposed well that would support our water use on the sprinklers and save the HOA water costs in the future.

We were working with a company that failed to complete or even schedule the test holes we needed to find water. The board has contacted other companies and started working with them to complete the test holes to hopefully find water.

The board will continue to work on this proposal until we find that water is found or not present in the HOA. Once this is complete the next stage if water is found is determining cost of installing a well system and if it will benefit the HOA and save money in water costs.

## Final Notes

If anyone has experience with contractors please reach out to Chuck Headley 402.499.6497. We would love to have some trusted referrals on issues throughout the HOA. If you have any suggestions on how to save money or create a better community let us know as well.

The board is here to listen this is your community. Reach out through email, phone, or stop by Headley Management Group. Our hours are from 8 am to 4 pm please if you require a meeting setup an appointment with Chuck. Thank you and have a fantastic holiday season!